

THE MONEY SOURCE INC. (MYS)  
ROETS, ETIENNE  
2319 56TH ST, GALVESTON, TX 77551

FHA 512-2049367-703  
Firm File Number: 20-035670

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 6, 2015, ETIENNE ROETS AND SPOUSE, SAMANTHA ROETS, as Grantor(s), executed a Deed of Trust conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE LTD., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of GALVESTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015064264, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 5, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Galveston** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Galveston, State of Texas:

THE SURFACE ONLY OF THE SOUTH 44 FEET 6 INCHES OF THE NORTH 84 FEET 6 INCHES OF LOTS THIRTEEN (13) AND FOURTEEN (14), IN BLOCK ONE HUNDRED SIXTY (160), OF THE DENVER RESURVEY, IN THE CITY OF GALVESTON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 91, PAGE 196. OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY OF GALVESTON COUNTY, TEXAS.

Property Address: 2319 56TH ST  
GALVESTON, TX 77551  
Mortgage Servicer: THE MONEY SOURCE INC.  
Mortgagee: THE MONEY SOURCE INC  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CT 06450

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



**SUBSTITUTE TRUSTEE**

Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry, Anna Sewart, Keith Wolfshohl, Byron Sewart, Helen Henderson or Melissa Kitchen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**

**FILED**

Instrument Number: *FILED2020000406*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 03/16/2020 9:26AM

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*